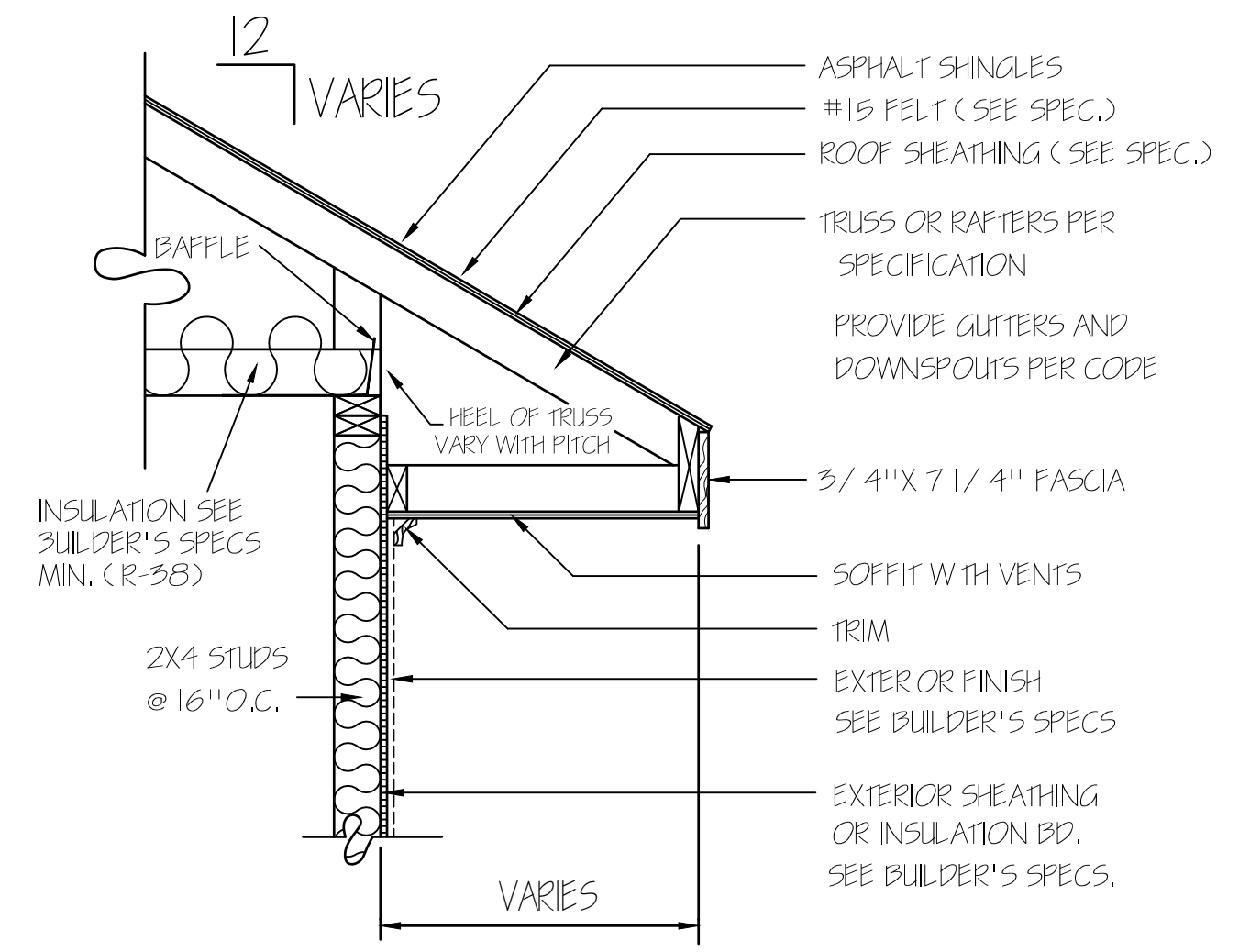


**NOTICE TO CONTRACTOR**  
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

**APPROVED**  
 Limited building only review  
 Permit holder responsible for full compliance with the code

11/17/2020

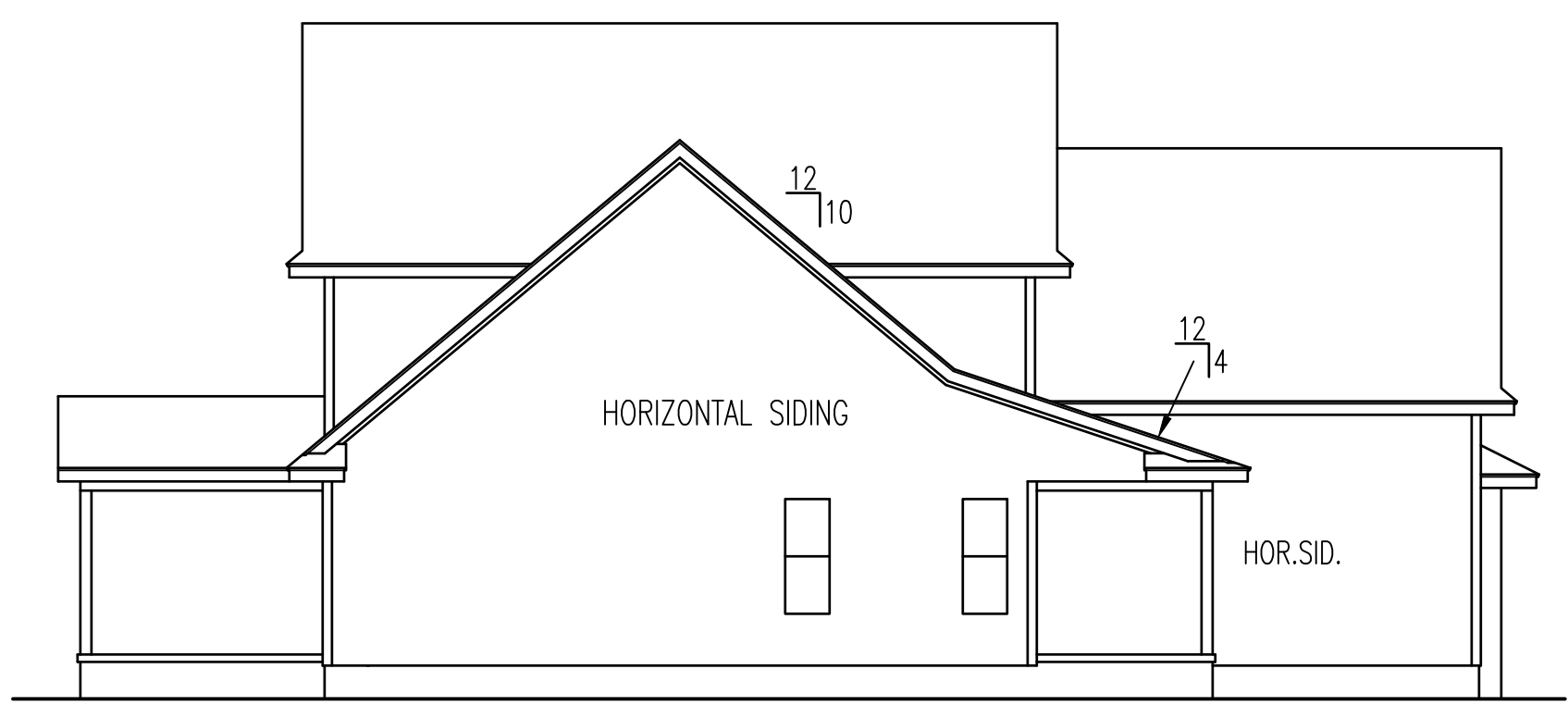




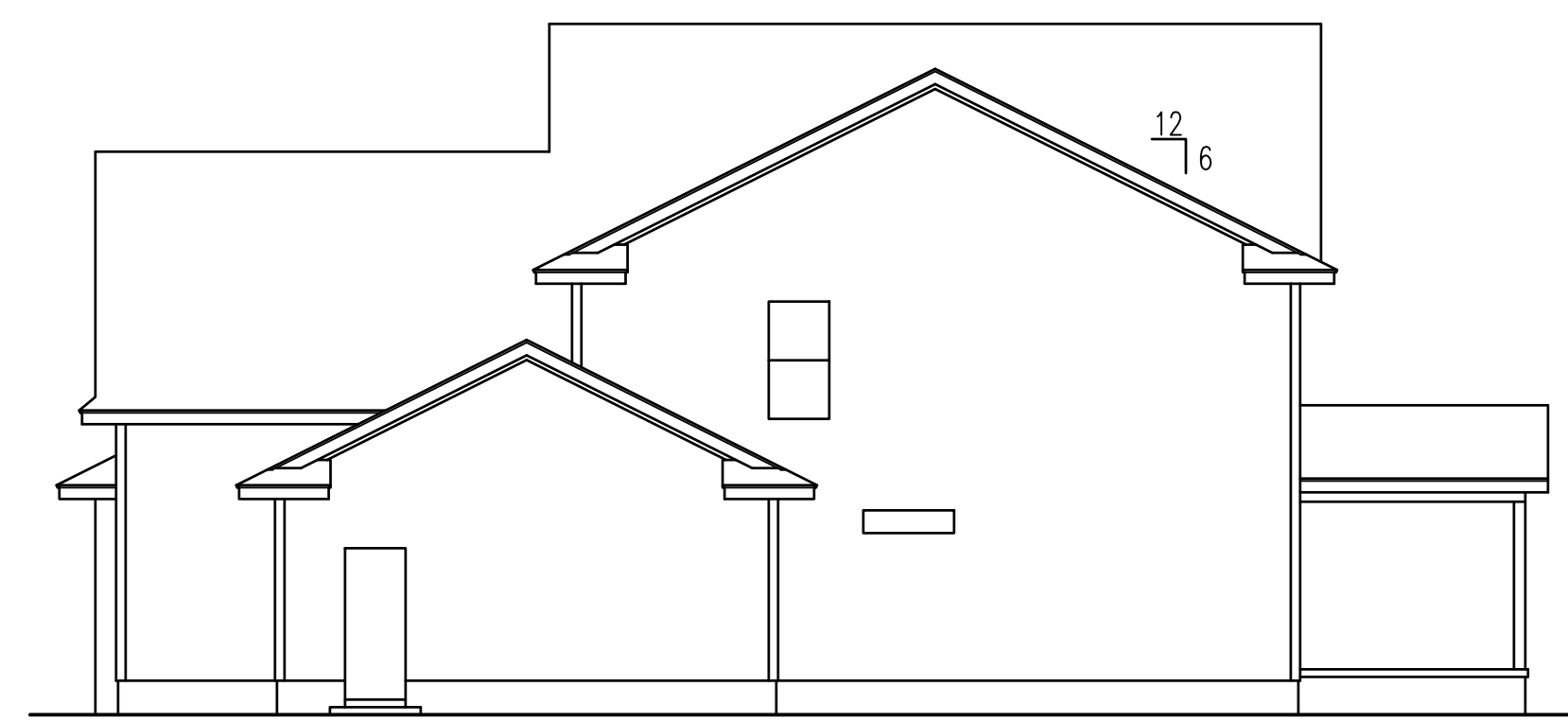
FINISH CEILING 8'-0"  
 FINISH FLOOR  
 FINISH CEILING 9'-0"  
 FINISH FLOOR  
 GRADE VARIES



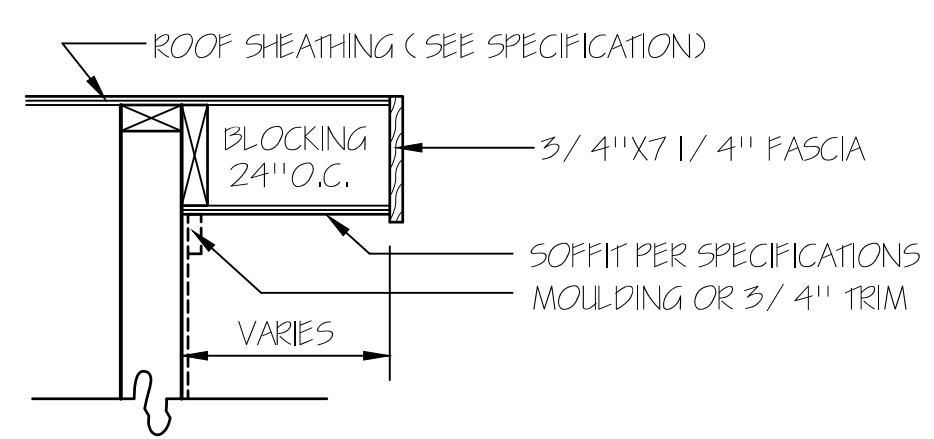
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION



RAKE DETAIL FOR GABLE ENDS



REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

**TM DESIGNS**  
 RESIDENTIAL PLANS BY TINA MCFADDEN  
 (910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**  
 NAME: CAROLINA PALMETTO III LOT: 18 OAK HAVEN

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 I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2012 INTERNATIONAL BUILDING CODES  
 THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER		
BG24-A03		
OPTION #1		
1	GARAGE	R   F
	DATE:	3/5/19

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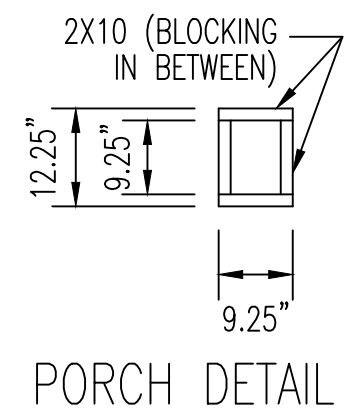
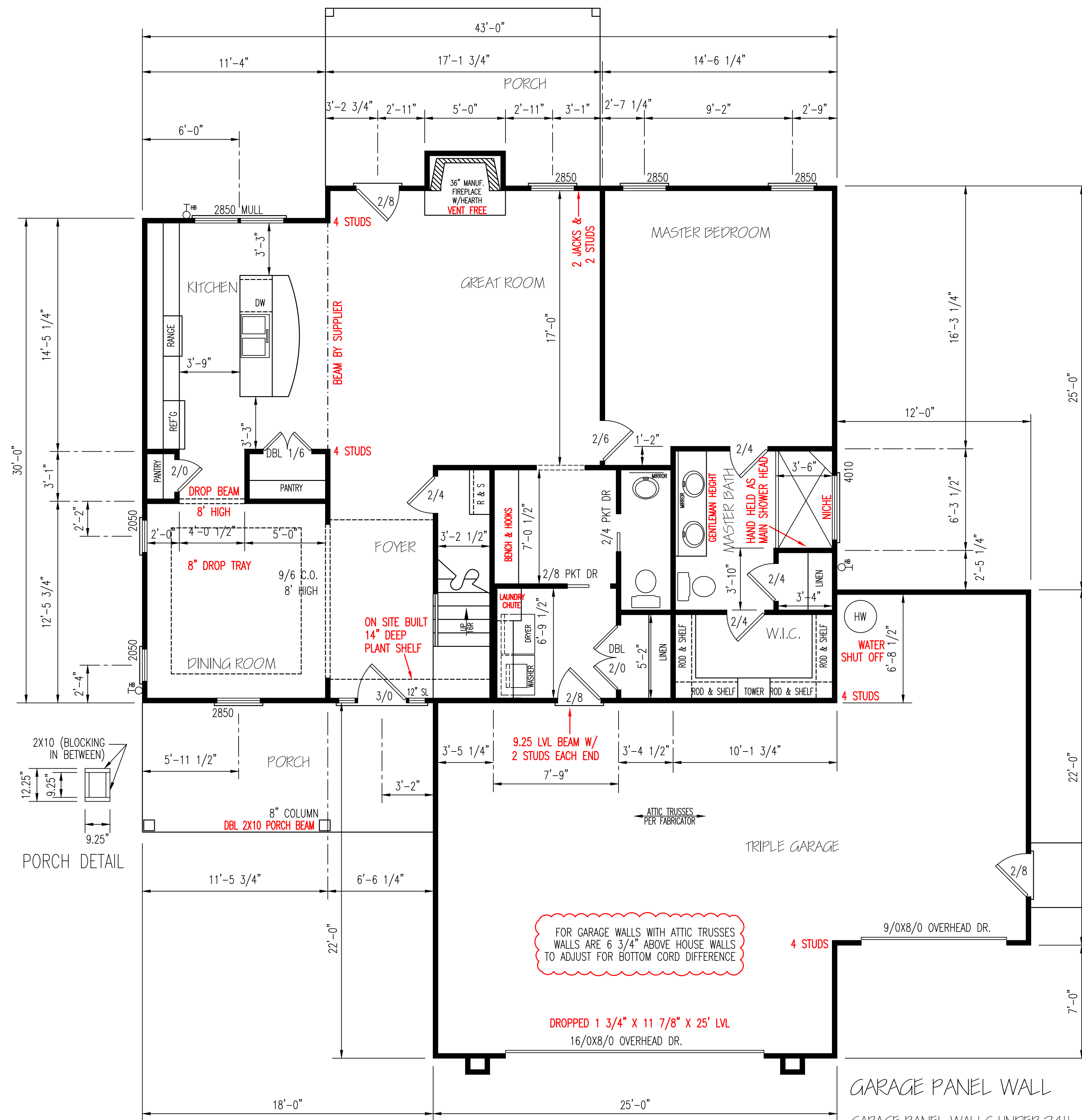
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PLAN NUMBER  
**BG24-A03**

OPTION #1

**2** GARAGE R F  
DATE: 7/2/20



FOR GARAGE WALLS WITH ATTIC TRUSSES WALLS ARE 6 3/4" ABOVE HOUSE WALLS TO ADJUST FOR BOTTOM CORD DIFFERENCE

**GARAGE PANEL WALL**  
GARAGE PANEL WALLS UNDER 24" WIDE SHOULD BE EITHER PORTAL FRAMED OR 7/16" OSB ON BOTH SIDES WITH A NAILING PATTERN OF 3" ON ALL PANEL EDGES AND 6" IN THE FIELD.

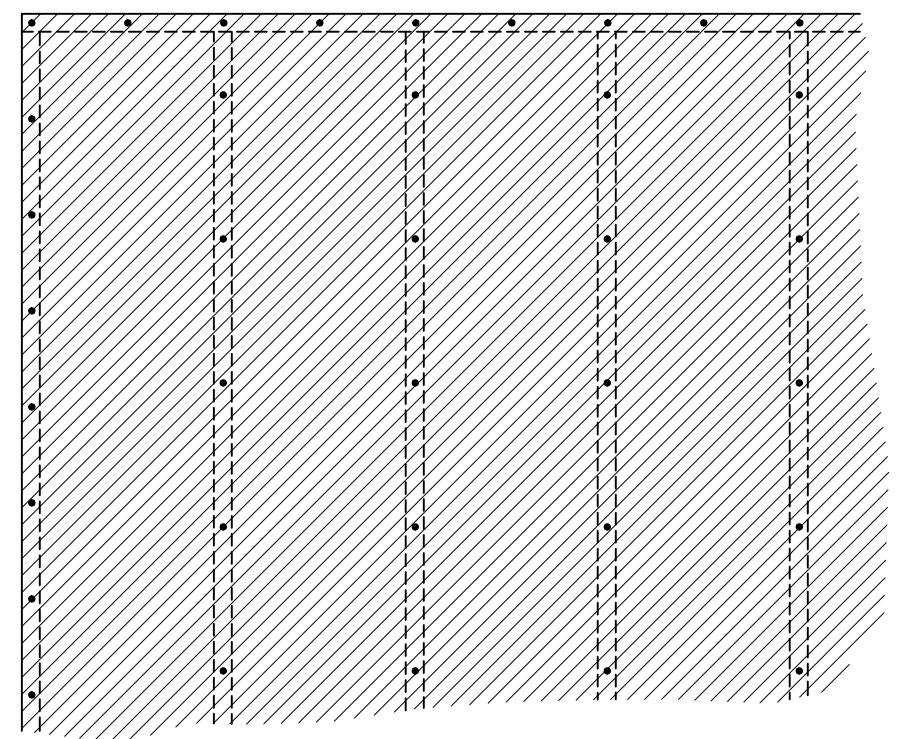
**EXTERIOR WALLS  
(2) 2X10 HEADERS**

CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

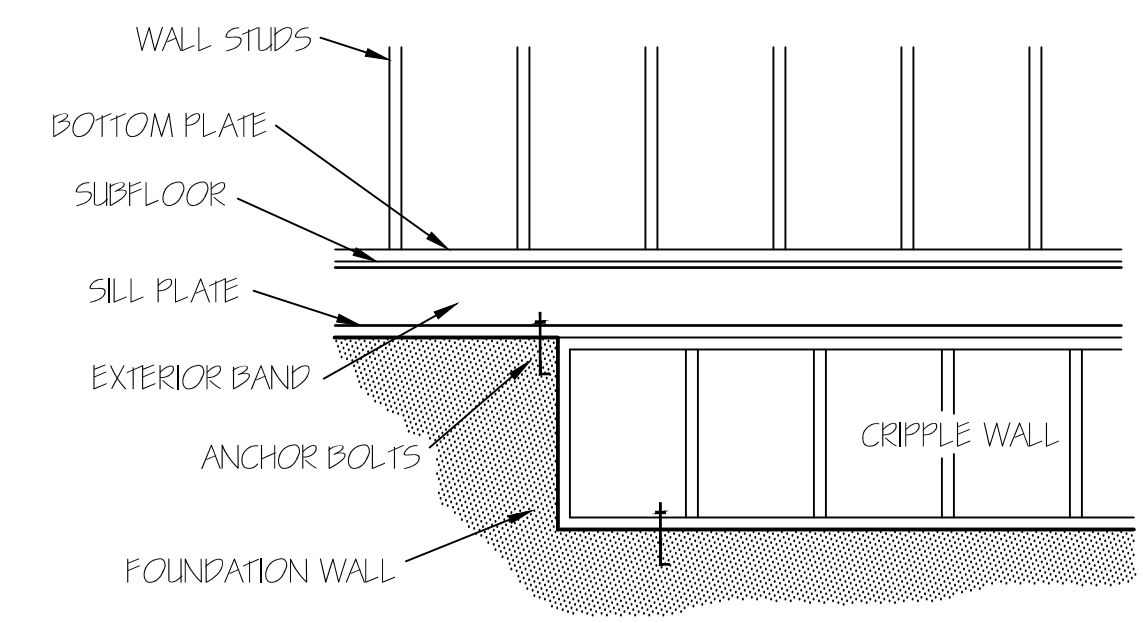
**\*\*UNLESS NOTED OTHER WISE\*\***

**ENERGY TABLE**  
UFACTOR OF WINDOWS .30  
CLIMATE ZONE 3  
INSULATION: WALLS 15  
CEILING 38  
FLOORS 19

BRACING METHOD



EXTERIOR WALL TO BE FULLY SHEATHED WITH 7/16" OSB. NAILING PATTERN TO BE 3" ON ALL EDGES AND 12" IN FIELD, WITH 8d NAILS.



FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT SMALLER THAN THE STUDDING ABOVE. WHEN EXCEEDING 4 FT. IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY. CRIPPLE WALLS WITH A STUD HEIGHT LESS THAN 14 INCHES SHALL BE CONTINUOUSLY SHEATHED ON ONE SIDE WITH WOOD STRUCTURAL PANELS FASTENED TO BOTH THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH TABLE R602.5(1), OR CRIPPLE WALLS SHALL BE CONSTRUCTED OF SOLID BLOCKING.

**HERO PACKAGE**

**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0"

**HEATED AREA**

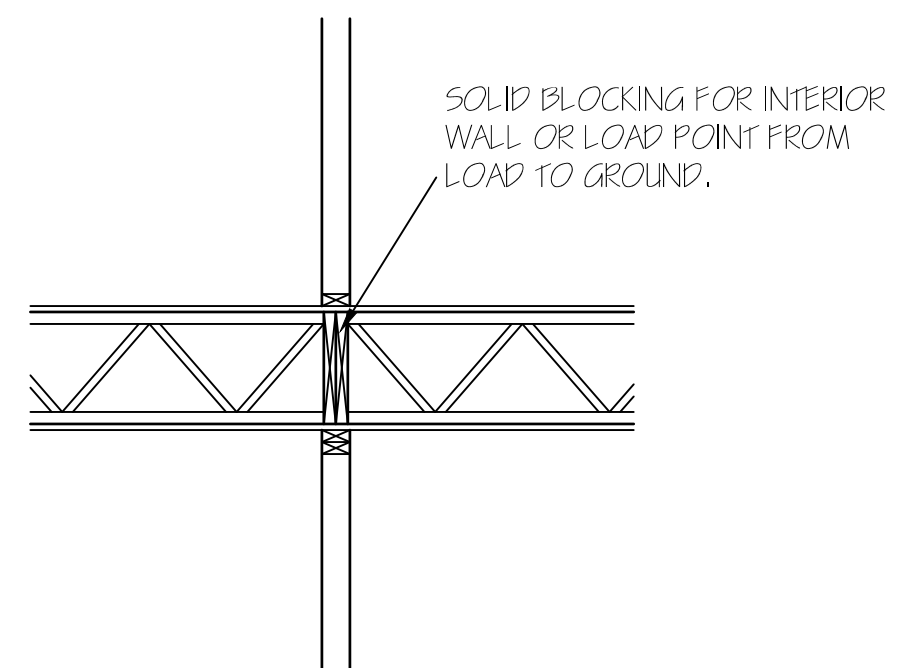
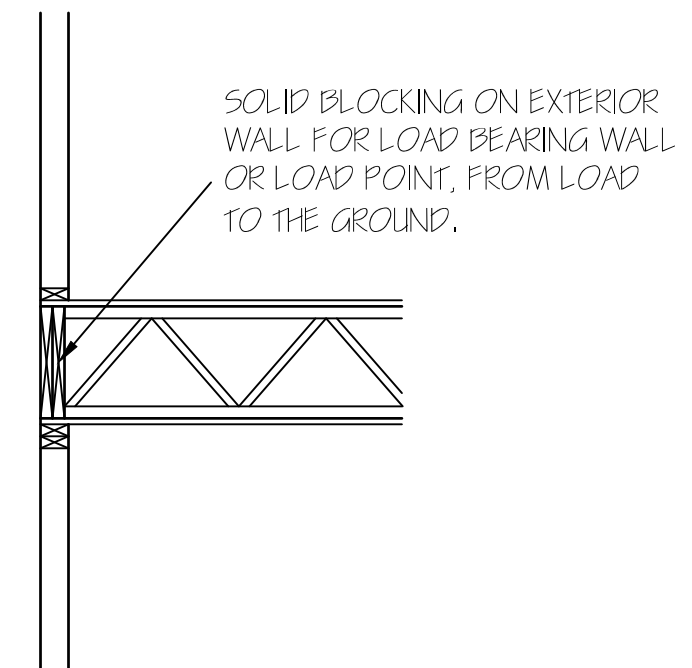
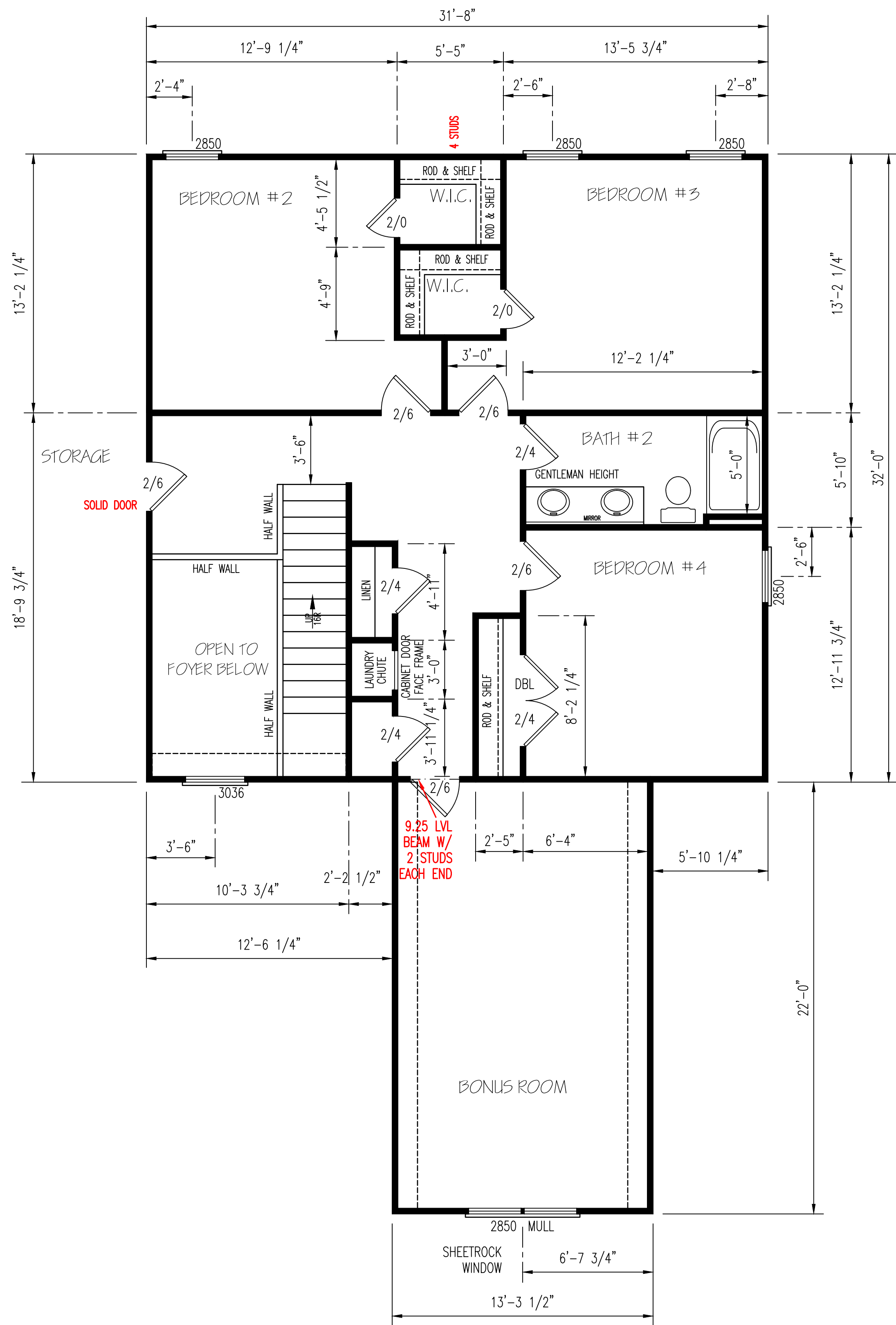
1ST FL	1353	SQ FT
2ND FL	1182	SQ FT
TOTAL	2535	SQ FT

**OTHER AREAS**

GARAGE	814	SQ FT
F.PORCH	144	SQ FT
R.PORCH	187	SQ FT

**NOTE:**  
CEILINGS ARE 9'-0" UNLESS NOTED.  
SET WINDOWS @ 7'-4" UNLESS NOTED.





EXTERIOR WALLS (2) 2X10 HEADERS		
CLEAR SPAN FOR HEADER	NUMBER OF STUDS	
	JACKS	KINGS
ALL DOOR & C.O. BELOW 4'	1	1
ALL DOOR & C.O. 4' TO 7'-11"	2	2
ALL DOOR & C.O. 8' AND ABOVE	SIZED BY ENGINEER	

\*\*UNLESS NOTED OTHERWISE\*\*

HERO PACKAGE

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

4/24/19

**TM DESIGNS**  
RESIDENTIAL PLANS BY TINA MCFADDEN  
(910) 354-4736 TMDDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:  
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NAME: CAROLINA PALMETTO III LOT: 18 OAK HAVEN

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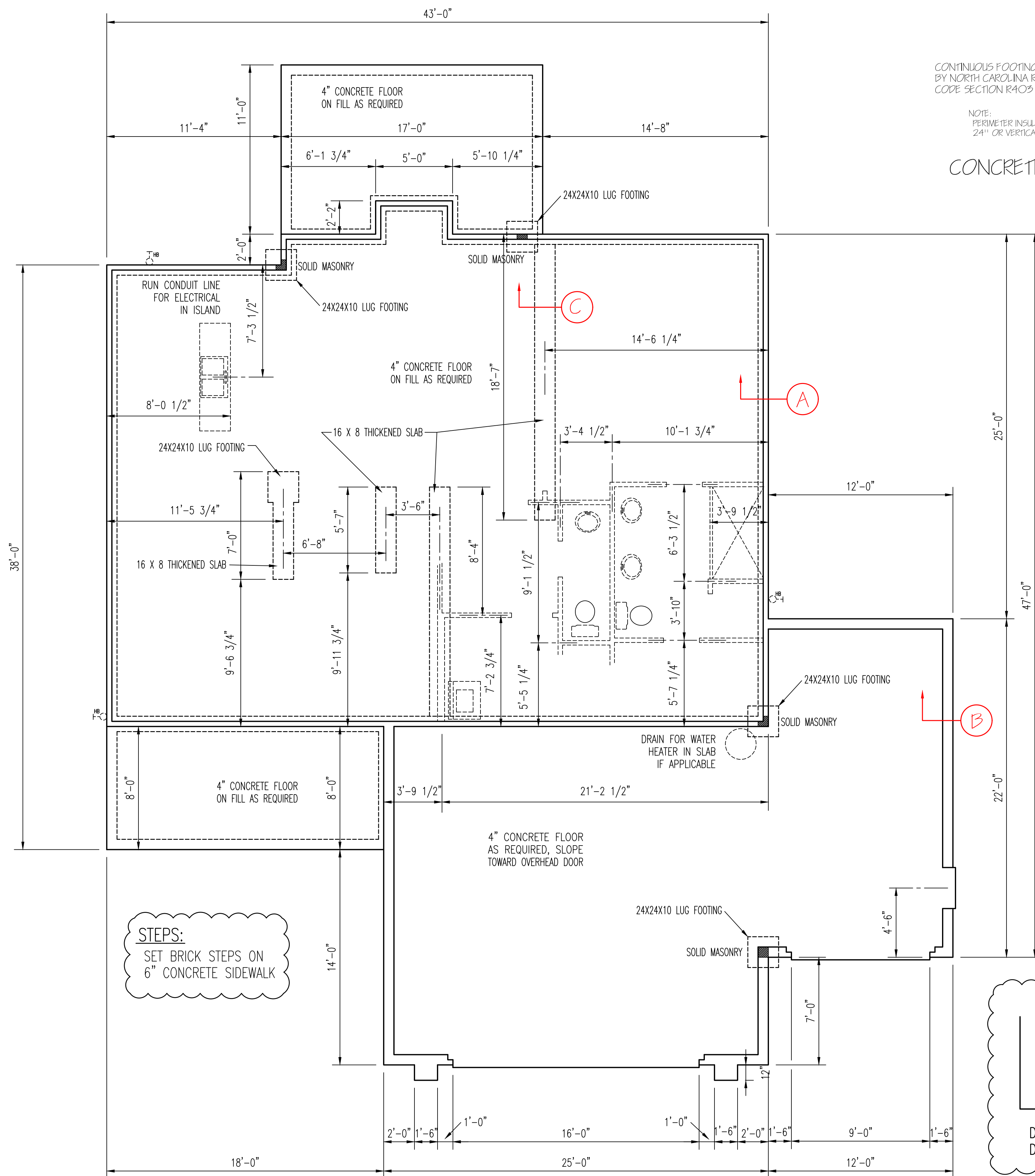
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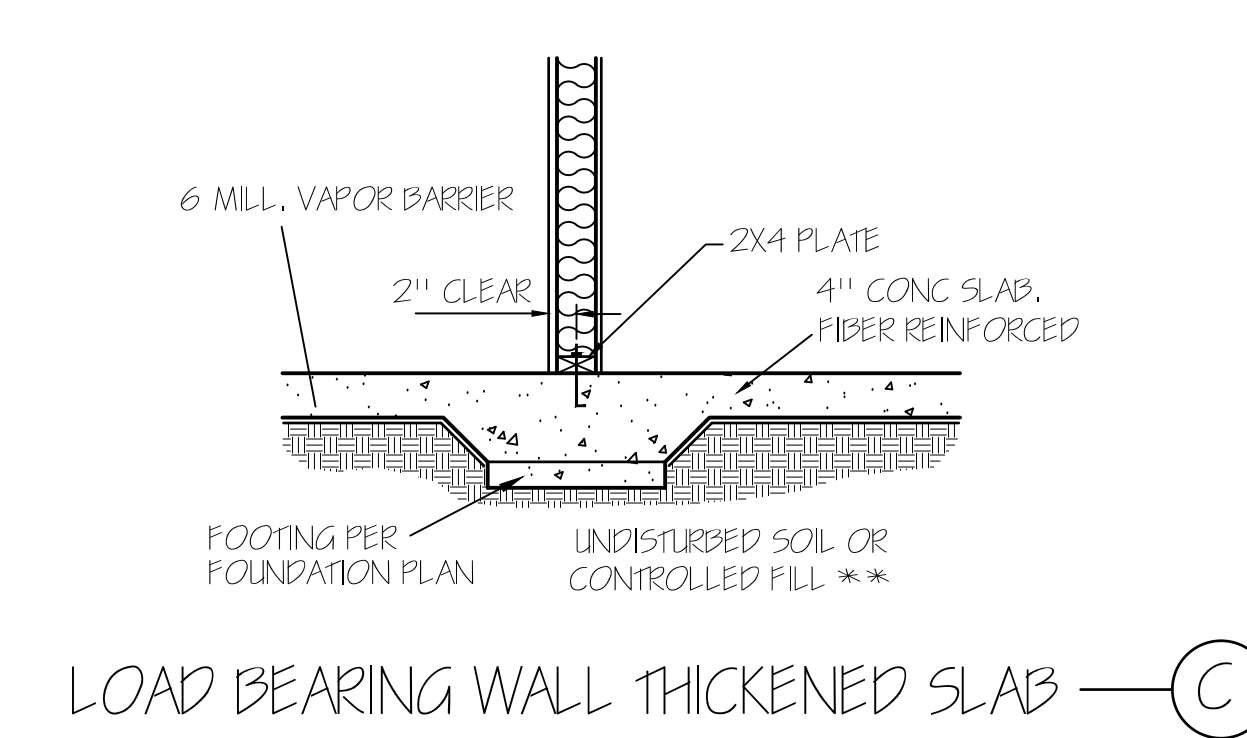
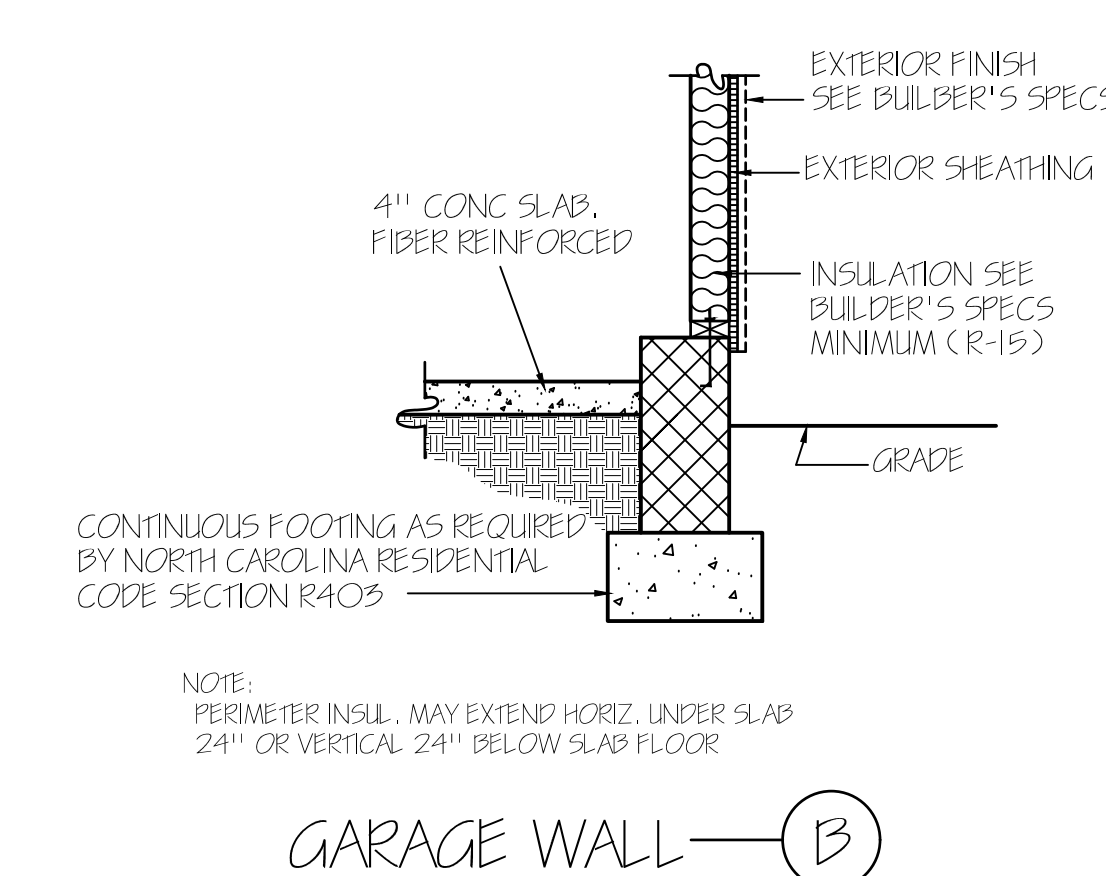
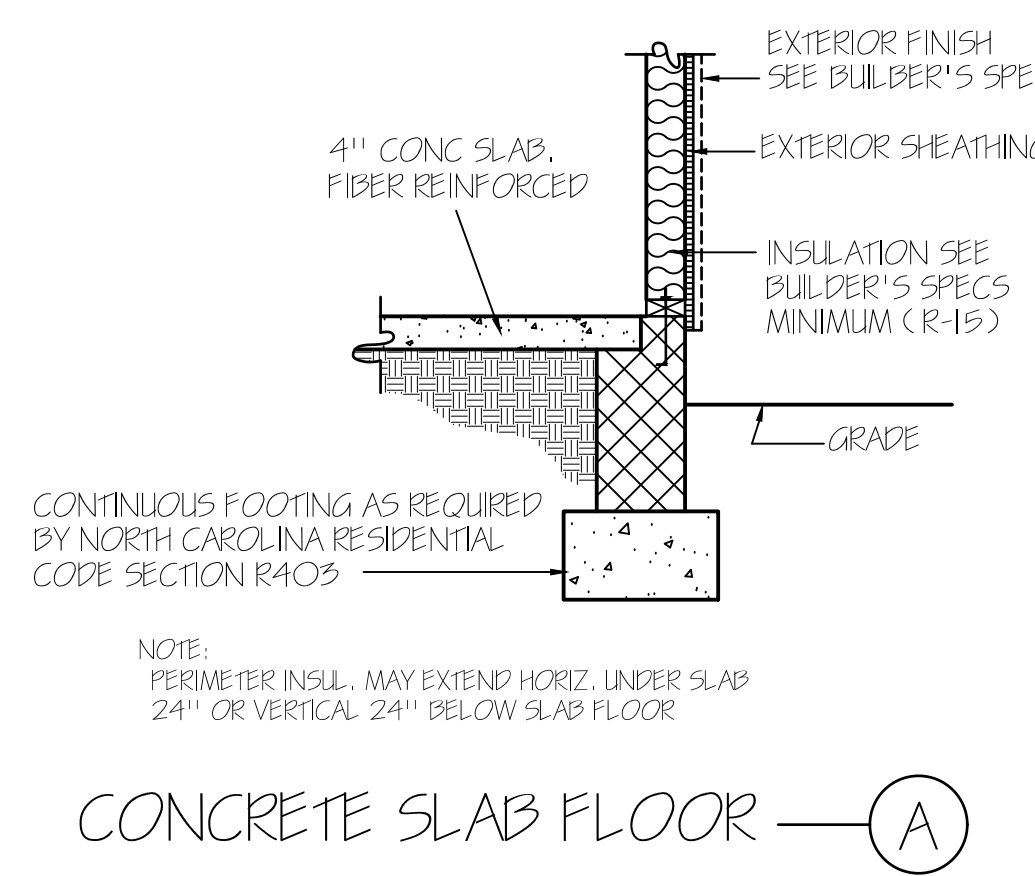
PLAN NUMBER  
BG24-A03

OPTION #1

2 B	GARAGE	R	F
	DATE:	7/2/20	



**STEPS:**  
SET BRICK STEPS ON  
6" CONCRETE SIDEWALK

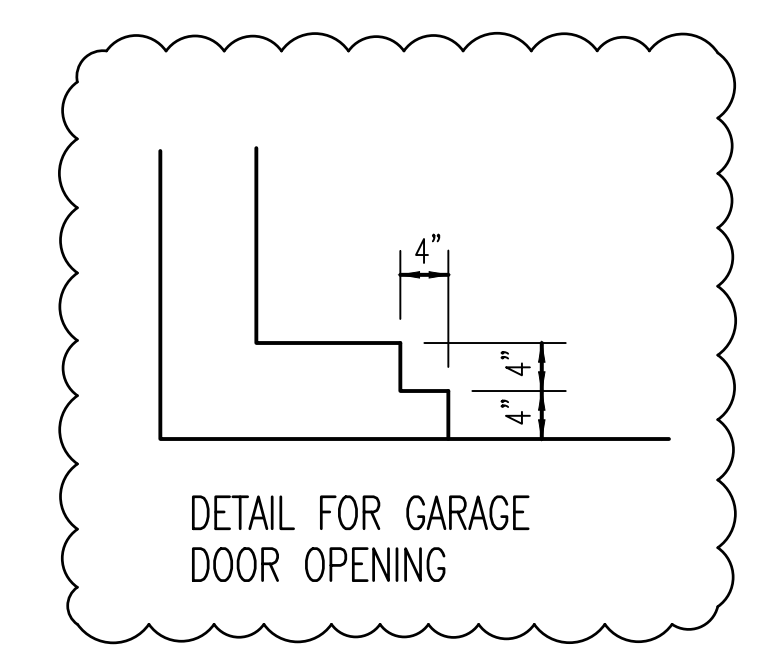


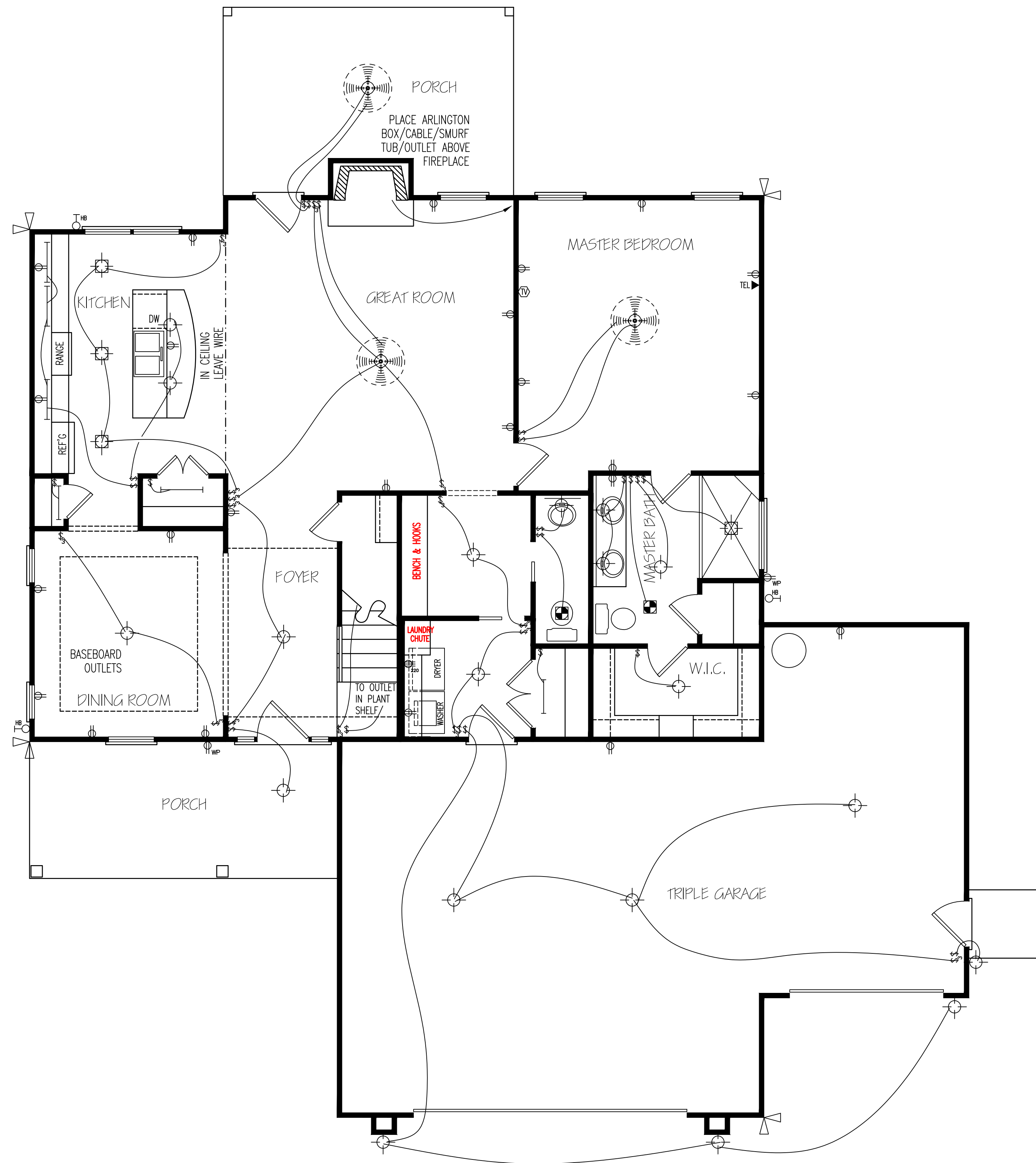
ALL FOUNDATION WALLS HAVE  
A 16" X 8" FOOTING UNLESS  
NOTED OTHERWISE.

**NOTE:**  
FOUNDATION DETAILS SHOWN ARE BASED ON  
ASSUMED SOIL BEARING CAPACITY OF  
2000 PSF. LOCAL SITE CONDITIONS MUST BE  
INVESTIGATED. ALL FOOTING TO BE LOCATED  
BELOW FROST DEPTH.

**WALL ANCHOR OPTIONS**  
USE ANCHOR BOLTS  
ANCHOR BOLTS: 1/2" DIA. BOLTS AT 6'-0" O.C.  
AND NOT MORE THAN 12" FROM CORNERS, EMBEDDED  
MIN. 7" INTO FOUNDATION. USE A MIN. OF 2 BOLTS  
PER EACH STUD WALL

**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"





HERO PACKAGE

**FIRST FLOOR  
ELECTRICAL LAYOUT**

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

EXCLUSIVE RESIDENCE DESIGN FOR:  
**WATERMARK HOMES**

**TM DESIGNS**  
RESIDENTIAL PLANS BY TINA MCFADDEN  
(910) 354-4736 TMDESIGNS2016@GMAIL.COM

NAME: CAROLINA PALMETTO III LOT: 18 OAK HAVEN

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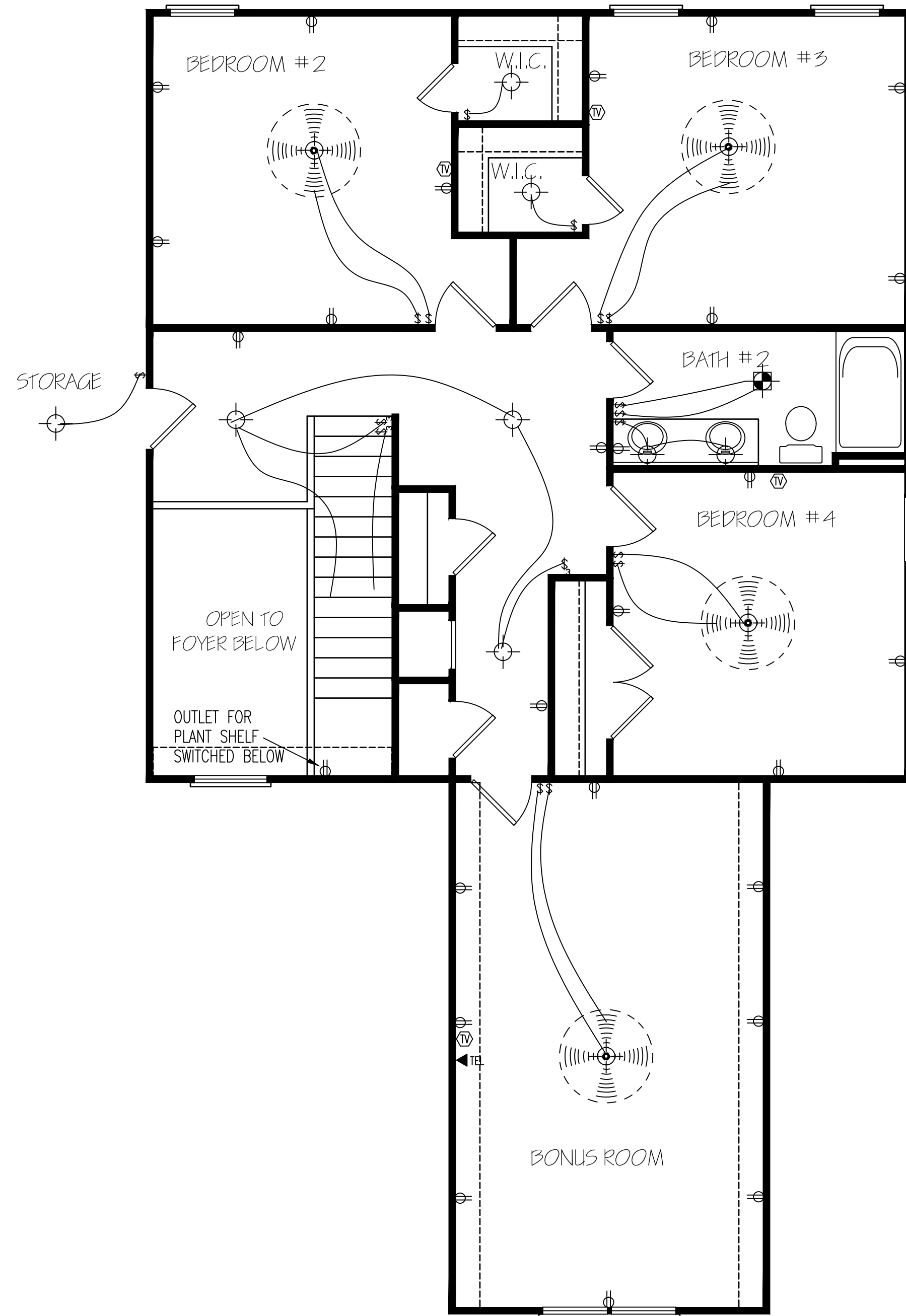
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PLAN NUMBER  
BG24-A03

OPTION #1

E-1	GARAGE	R	F
	DATE:	7/2/20	





HERO PACKAGE

SECOND FLOOR  
ELECTRICAL LAYOUT

NOTE: SWITCHED RECEPTACLES ARE HOT TOP AND SWITCHED BOTTOM

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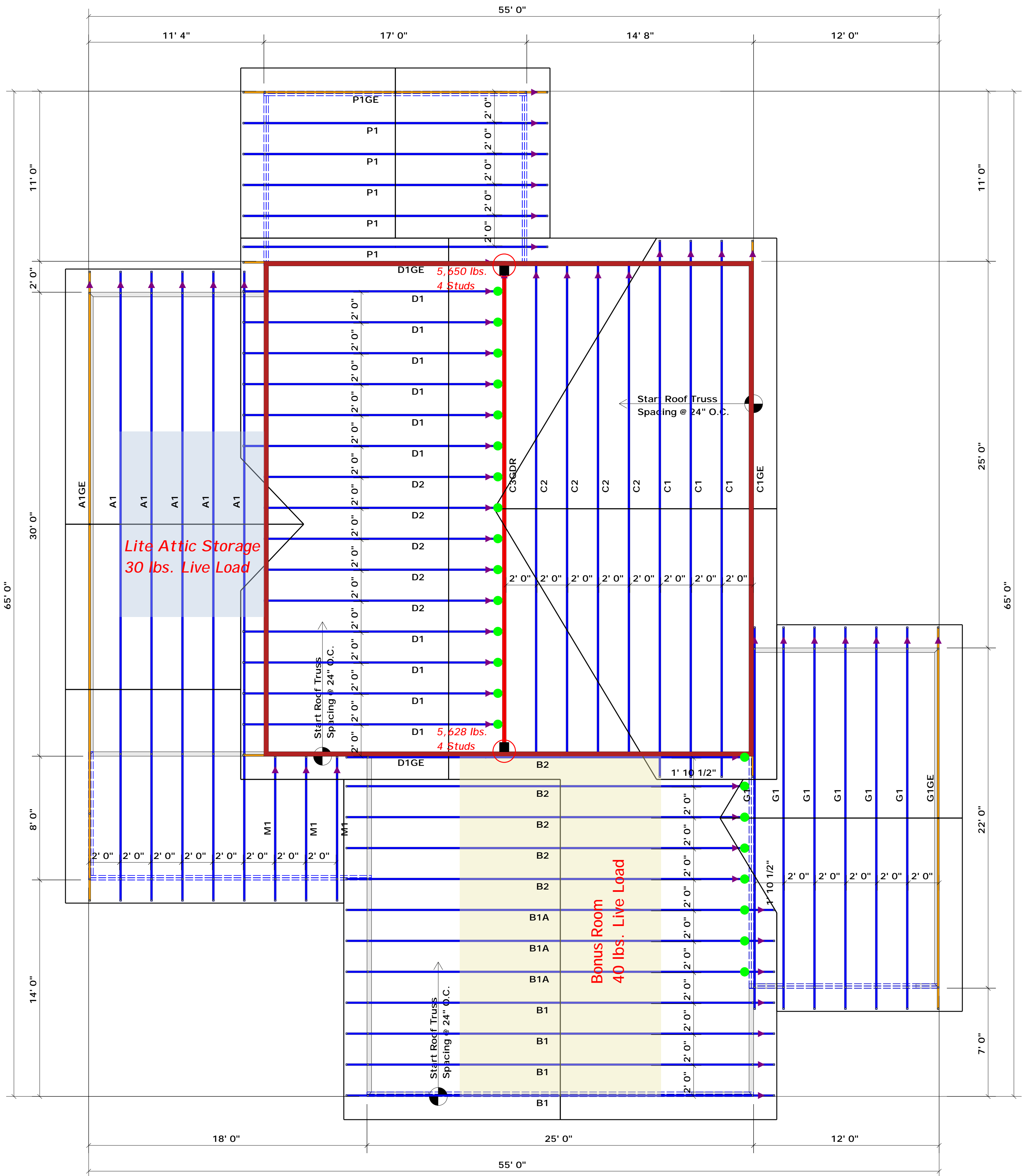
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BG24-A03

OPTION #1

E-2	GARAGE	R	F
	DATE:	7/2/20	



All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

-- Denotes Reaction Greater than 3,000 lbs.

**Hatch Legend**

2nd Floor Bearing Walls @ 8' 1-1/2"

▲ = Denotes Left End of Truss (Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

**Truss Placement Plan**  
SCALE: 1/4" = 1'

**HANGER LEGEND**

- = USP LUGT2 / 2-Ply Tie-Down
- = USP HUS26 / Single 2x Hanger

**LOAD CHART FOR JACK STUDS**

REACTION (UP TO 1700#)	NUMBER OF JACK STUDS REQUIRED	REACTION (UP TO 1700#)	NUMBER OF JACK STUDS REQUIRED
1700	1	2500	3400
3400	2	5100	6800
5100	3	7650	10200
6800	4	10200	13600
8500	5	12750	17000
10200	6	15300	
11900	7		
13600	8		
15300	9		

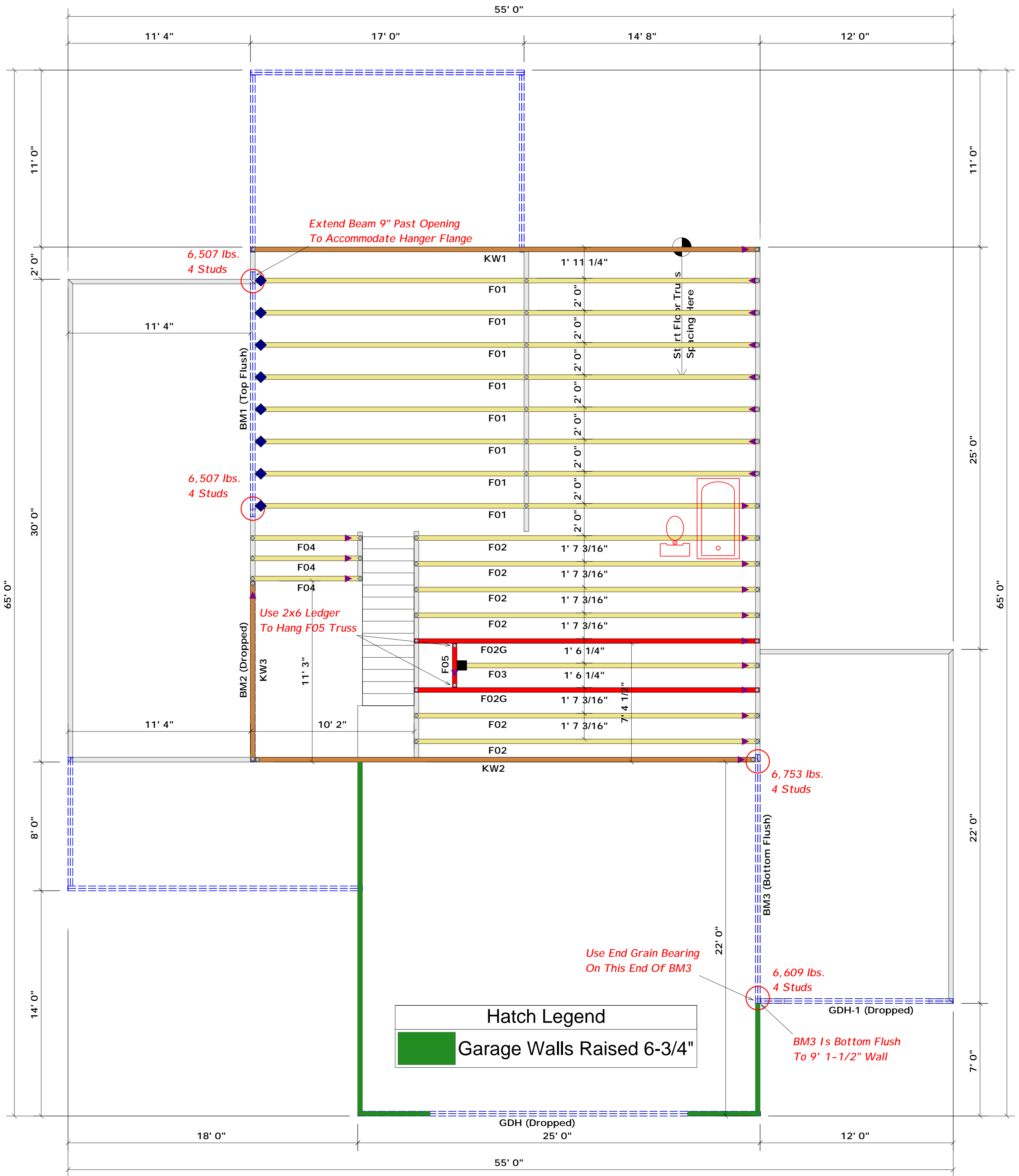
<b>BUILDER</b>	Watermark Homes	<b>COUNTY</b>	Harnett
<b>JOB NAME</b>	Lot 60 Knolls	<b>ADDRESS</b>	Lot 60 Knolls
<b>PLAN</b>	The Palmetto III / 3 Car / GR	<b>MODEL</b>	Roof
<b>SEAL DATE</b>	3/5/19	<b>DATE REV.</b>	06/12/2019
<b>QUOTE #</b>	Quote #	<b>DRAWN BY</b>	Curtis Quick
<b>JOB #</b>	J0619-2713	<b>SALESMAN</b>	Anthony Williams

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSH-B1 and BCSH-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: Curtis Quick

Roilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444



▲ = Denotes Left End of Truss  
(Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

All Truss Reactions are Less than 3,000 lbs. Unless Noted Otherwise.

○ -- Denotes Reaction Greater than 3,000 lbs.

HANGER LEGEND	
■	= USP MSH422 / Strap Hanger
◆	= USP JUS414 / Single 4x Hanger

Truss Placement Plan  
SCALE: 1/4" = 1'

Beam Legend				
PlotID	Length	Product	Plies	Net Qty
BM2 (Dropped)	12' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH (Dropped)	25' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
GDH-1 (Dropped)	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM1 (Top Flush)	16' 0"	1-3/4"x 16" LVL Kerto-S	2	2
BM3 (Bottom Flush)	16' 0"	1-3/4"x 16" LVL Kerto-S	2	2

LOAD CHART FOR JACK STUDS			
MEMBER	SPACING	REACTION	MEMBER
1700	1	2560	3400
3400	2	5100	6500
5100	3	7650	10500
6800	4	10200	14500
8500	5	12750	18500
10200	6	15300	
11900	7		
13600	8		
15300	9		

BUILDER	Watermark Homes	COUNTY	Harnett
JOB NAME	Lot 60 Knolls	ADDRESS	Lot 60 Knolls
PLAN	The Palmetto III / 3 Car / GR GL	MODEL	Floor
SEAL DATE	3/5/19	DATE REV.	06/12/2019
QUOTE #	Quote #	DRAWN BY	Curtis Quick
JOB #	J0619-2714	SALESMAN	Anthony Williams

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Signature: Curtis Quick

Signature: Curtis Quick



**ROOF & FLOOR TRUSSES & BEAMS**  
Reilly Road Industrial Park  
Fayetteville, N.C. 28309  
Phone: (910) 864-8787  
Fax: (910) 864-4444